



# What's Going On

## Bi-Monthly Happenings of the Home Builders Association of Greater Cincinnati

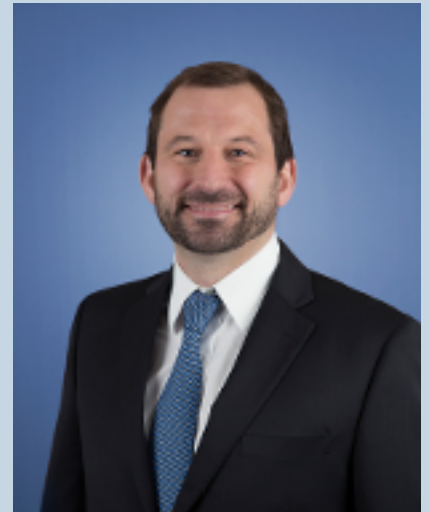
Issue 1  
March/April 2018

### HBA Makes a BIG Move

The Home Builders Association of Greater Cincinnati moved its headquarters to 11260 Chester Road, Suite 800, Cincinnati, OH 45246 on February 1st. Watch for a future notice on our upcoming Open House. Our offices had been at 415 Glensprings Drive for over 40 years.



### ABOUT ADAM CRISTO



Adam Cristo, 2018 HBA President, is a second generation builder. He and his brother, Joe, own Cristo Homes, located in West Chester. Their father, Adam, Sr. is a past president of the Dayton HBA, and brother Joe, served as HBA of Greater Cincinnati President in 2009. Adam and his wife, Natalia, have 4 children and live in Indian Hill.

### It's Easy for Others in Your Company to Get Connected

The HBA is always interested in expanding our network by connecting with others in your company. Let us know if there are others in your company who want to receive notifications of events. Email [ccarpenter@cincybuilders.com](mailto:ccarpenter@cincybuilders.com) with their names and emails. We will take it from there. All requests must be submitted in this manner. Let us know of any changes to your company contact information.

## Lunch & Learn: Tax Reform Update

Join us for an HBA members-only Lunch & Learn on Wed., March 21, 11:30 am - 12:30 pm, at Keidel Supply, 1150 Tennessee Ave., Cincinnati. CPA Steve Hood will provide an informational overview of the recent federal tax reform legislation, with a specific focus on how it impacts the residential construction industry.

**Register at**  
**[www.cincybuilders.com](http://www.cincybuilders.com).**  
**No cost for HBA members.**  
**Future member fee is \$25.**



## Informational Sessions on HBA Group Health Insurance

The HBA has partnered with the Associated Builders & Contractors (ABC) to offer an exclusive members-only group health insurance program.

Through this discounted group health insurance program, contractor members (i.e., builders, remodelers, developers, subcontractors) can obtain great coverage at significant savings.

Find out more at one of two informational sessions held at the HBA Conference Center. Attend on March 14th or 15th from 8:00am- 9:30am. Register at [www.cincybuilders.com](http://www.cincybuilders.com)



## Help Us to Help YOU!

Do you work with companies that could benefit from being part of the HBA?

Contact our HBA Member Relations Coordinator, Melanie Meyer, for more information.

**On March 23 @ 11 am, find out:**

**"How to Maximize Your  
HBA Investment"**

**Call 513-589-3210 or email**  
**[mmeyer@cincybuilders.com](mailto:mmeyer@cincybuilders.com)**

## Our 2018 HBA Leadership Team

### Officers

Jeff Hebler, Chairman of the Board

Adam Cristo, President

Alan Gerbus, VP/Treasurer

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# Tax Credit Extensions Included in Budget Accord

Congress retroactively extended a number of expired energy and home owner tax provisions as part of the Bipartisan Budget Act of 2018. [The following tax credits](#) were reinstated on a retroactive basis for 2017 only:

**Mortgage insurance premiums:** Subject to income phase outs, consumers who file their taxes can deduct premiums paid for private mortgage insurance in 2017.

**Mortgage forgiveness tax relief:** The budget accord eliminates any taxes home owners might face due to renegotiating the terms of a home loan, which result in forgiving or canceling a portion of the outstanding mortgage, particularly in connection with a short sale. This pertains to debt discharged in 2017, but not in 2018.

**Section 45L Credit for Energy-efficient New Homes:** Provides a \$2,000 tax credit for the construction of homes exceeding heating and cooling energy standards by 50%. The base energy code is the 2006 International Energy Conservation Code plus supplements. Builders must have a tax basis in the home to claim the credit.

**Other tax credits** included in the final bill are the Section 179D Energy Efficient Commercial Buildings Deduction and the Section 25C Tax Credit for Qualified Energy Efficiency Improvements.

The Trump Administration noted that these extensions do not indicate that comparable extensions will occur in the future.

## Your Ad Could Go Here

**Get YOUR Company message out to HBA members for only \$250 per issue (\$1,500 annually)**

**Call Carli at 513-851-6300**



## Your HBA Staff is Ready to Help!

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*All Events, Education, & Website/Cerkl Inquiries*

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*Accounts & Invoices*

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*Membership Applications/Inquiries*

### Carli Carpenter

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*Member Records, Registrations, Accounts & Invoice Assistance*

General Office Number: 513-851-6300

## Decades Later, Buyers Still Want More Storage

Despite eight decades and a multi-generation divide, prospective home buyers in 1938 [expressed preferences](#) for many of the same features and amenities favored by today's home buyers.

Published by Simon and Schuster, Inc., [The 1938 Book of Small Houses](#) includes the results of an extensive consumer poll distributed to 250,000 public utility customers in New York state.

With more than 11,000 responses, the survey provided a clear vision of local attitudes and expectations. The authors, the editorial staff of *The Architectural Forum* magazine, considered the findings of national significance.

The majority of the customers surveyed were renters (58%) and 67% of them said they would expect to pay between \$5,000 and \$10,000 if purchasing a home.

Based on the survey results, the authors also defined a composite "Five Star House." It included a full basement complete with a recreation room, laundry, fruit and vegetable storage (pantry) and an "automatic heating plant with provision for circulation of air" (aka, a furnace). A dumbwaiter was also high on the list.

Much like today, buyers said essential features on the main floor included plenty of electrical outlets, a separate dining room, a dining nook in the kitchen, a bedroom or den, a lavatory, kitchen cabinets, a kitchen ventilating fan and an entrance vestibule. Optional features included a laundry chute, a porch and an attached garage.

On the second floor, the respondents wanted three bedrooms, two bathrooms and plenty of closet space. Options included a sleeping porch and additional storage space.

And much like [today's home buyers](#), the majority — 61% — preferred a suburban location. Another 34% wanted to be further out, and only 4.5% wanted a close-in location.



*Ideas for Builders from 'The Architectural Forum.'*

## UPCOMING EVENTS

### [Group Health Insurance Informational Sessions](#)

March 14 or 15th  
8am - 9:30am

### [Lunch & Learn Impact of Tax Reform](#)

March 21

### [New Member Orientation: How to Maximize Your HBA Investment](#)

March 23

### [Duke Energy Update](#)

March 23

### [Spring Membership Drive](#)

April 19

### [SAM Awards](#)

April 19

### [Build-PAC Golf Outing](#)

May 7



Register for all HBA events at  
[www.cincybuilders.com](http://www.cincybuilders.com)